

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

November 5, 2009



MP 08-05: proposed Master Preliminary Plan of Save Our Streets Subdivision

SIZE AND LOCATION: 20.61 acres of land out of the Zeno Phillips Survey, A-45 adjoining the west side of Groesbeck Street between Palasota Drive and Richard Street in Bryan, Brazos County, Texas

EXISTING LAND USE: facilities for SOS Ministries and vacant acreage

ZONING: Planned Development – Mixed Use District (PD-M), as approved by Ordinance No. 1788

APPLICANT(S): SOS Ministries c/o J.J. Ramirez

AGENT: Kling Engineering & Surveying

STAFF CONTACT: Martin Zimmermann, Planning Administrator

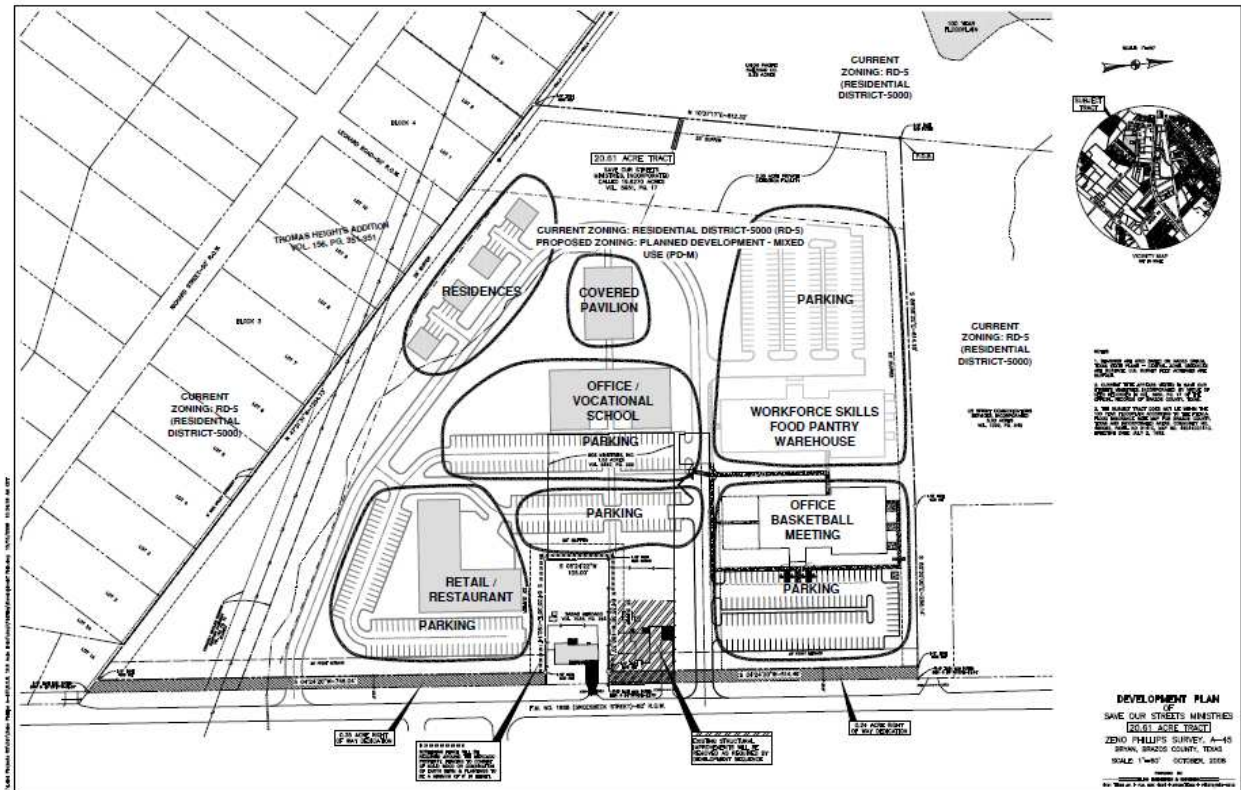
SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed master preliminary plan.



BACKGROUND:

Save Our Streets (S.O.S.) Ministries, Inc., a not-for-profit organization that provides educational vocational training and rehabilitation programs for at-risk youth and adults, owns these 20+ acres of land. The organization wishes to develop this property into a campus for its activities and outreaches.

On December 9, 2008, the City Council approved a Planned Development – Mixed Use (PD-M) District for this property. The approved development plan shows the proposed development of this property with several buildings, planned to be utilized for classroom, meeting, office and warehousing/storage uses.



Development Plan approved with Ordinance No. 1788

PROPOSED SUBDIVISION:

In order to accommodate the planned campus development in accordance with the city's development regulations, S.O.S. have submitted this master preliminary plan that shows the proposed development of this site into three lots in three subdivision phases. The final plat for proposed Phase 1 of this development on 8.94 acres out of these 20+ acres is also scheduled for consideration by the Planning and Zoning Commission on its regular meeting agenda on November 5, 2009.

RECOMMENDATION:

The proposed Master Preliminary Plan complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed master preliminary plan.